| 162.0 | 0001 | 0001.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,231,200 / | 1,231,200 |
| USE VALUE: | 1,231,200 / | 1,231,200 |
| ASSESSED: | 1,231,200 / | 1,231,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 40 | | LINDEN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SUN DI |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 40 LINDEN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | 24 EPPING ST LLC - |
| Owner 2: | - |
| Street 1: | 41 KATIE WAY |
| Twn/City: | TEWKSBURY |
| St/Prov: | MA Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 8,016 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4040 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8016.000 | 838,200 | | 393,000 | 1,231,200 |
| Total Card | 0.184 | 838,200 | | 393,000 | 1,231,200 |
| Total Parcel | 0.184 | 838,200 | | 393,000 | 1,231,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.75 | /Parcel: 304.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 162.0-0001-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 838,200 | 0 | 8,016. | 393,000 | 1,231,200 | 1,231,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 637,800 | 0 | 8,016. | 393,000 | 1,030,800 | 1,030,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 637,800 | 0 | 8,016. | 348,100 | 985,900 | 985,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 637,800 | 0 | 8,016. | 291,900 | 929,700 | 929,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 566,800 | 0 | 8,016. | 291,900 | 858,700 | 858,700 | Year End | 1/4/2016 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16194

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 24 EPPING ST LL | 65723-500 | | 7/14/2015 | | 1,499,000 | No | No | | |
| JUST IAN W, | 63259-31 | | 2/7/2014 | Mult Lots | 835,000 | No | No | | |
| BEATTIE LAWRENC | 28118-163 | | 1/28/1998 | | 380,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/8/2015 | 900 | Manual | 100 | | 7/8/2015 | | | Certificate of occ |
| 11/24/2014 | 1582 | Manual | 6,000 | | | | | Add 5ft retaining |
| 7/18/2014 | 863 | New Buil | 285,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/31/2015 | Inspected | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8016 | | Sq. Ft. | Site | | 0 | 70. | 0.70 | 8 | | | Topo | -15 | | | | | 392,985 | | | | | | 393,000 | |

Total AC/HA: 0.18402 | Total SF/SM: 8016 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,985 | Spl Credit | Total: 393,000

## USER DEFINED

| | |
|---|---|
| User Acct | 416309 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 03/31/15 |
| !16194! | |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:49:48 |

## LAST REV

| Date | Time |
|---|---|
| 09/22/16 | 14:57:32 |
| apro | |

| | |
|---|---|
| Prior Id # 1: | 107789 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 3 - 3 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2015 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 0.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 0.93386048 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 116.721 |
| Other Features: | 146416 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 841535 |
| Depreciation: | 3366 |
| Depreciated Total: | 838169 |

## COMMENTS

sub divided from 48 linden st.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 3 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 4 | |
| Totals | | | |
| 1 | 10 | 4 | |

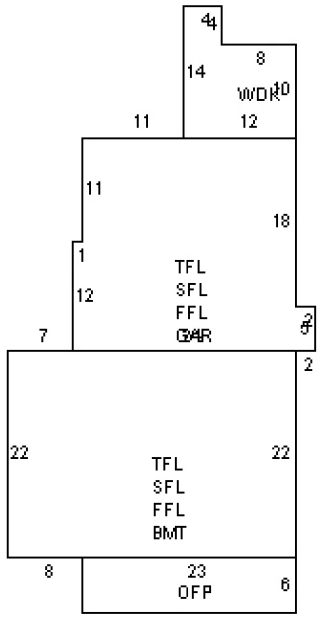
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 155.24 |
| Special Features: | 0 | Val/Su Net: | 161.01 |
| Final Total: | 838200 | Val/Su SzAd | 226.60 |

## SKETCH




## SUB AREA

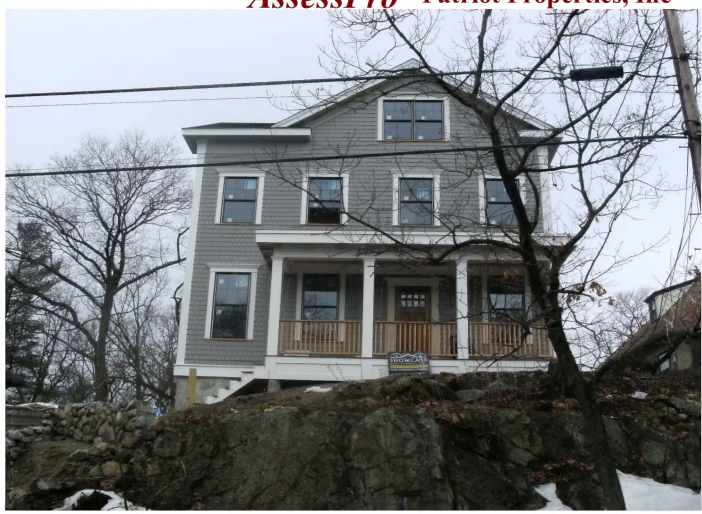
| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,233 | 116.720 | 143,917 |
| SFL | Second Floor | 1,233 | 116.720 | 143,917 |
| TFL | Third Floor | 1,233 | 116.720 | 143,917 |
| BMT | Basement | 682 | 55.810 | 38,060 |
| GAR | Garage | 551 | 19.540 | 10,764 |
| OFP | Open Porch | 138 | 28.450 | 3,927 |
| WDK | Deck | 136 | 13.350 | 1,816 |
| | Net Sketched Area: | 5,206 | Total: | 486,318 |
| Size Ad | 3699 | Gross Are | 5206 | FinArea 4040 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | V | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

162.0-0001-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|